


PlanFirst Program Application - May 15, 2017

Introduction: The Department of Community Affairs' PlanFirst program rewards local governments that clearly demonstrate success with implementing their local comprehensive plan. To apply for PlanFirst designation, a local government must have Qualified Local Government certification and be current on required reporting to DCA. (To check status of both, please visit <http://www.georgiaplanning.com/planners/planreview/default.asp>).

A multi-agency review panel will evaluate a number of indicators of community success with plan implementation to select communities for this designation. All of these indicators are equally important, but size of the community is taken into consideration in the evaluation so that communities of various sizes are equally competitive for PlanFirst designation.

Instructions: Please answer all the following questions thoroughly, attaching additional pages where necessary, so that the reviewers have sufficient information to measure the success of your comprehensive plan implementation. Supporting documents might include: news articles, legal ads, lists of attendees, letters of support or other evidence of local involvement and commitment to successful plan implementation activities in your community. *Total application length, including supporting information and support letters, must not exceed 20 pages. Text areas will expand as needed.*

| | |
|--|--|
| Applicant government | The City of Griffin |
| Mailing address | P.O. Box T, Griffin GA 30224 |
| Telephone | 770-233-4130 |
| Email | tkirk@cityofgriffin.com |
| Contact person; title | Toussaint Kirk |
| Application prepared by | Toussaint Kirk |
| I, the undersigned authorized representative of the applicant, certify that to the best of my knowledge the information in this application is true and correct. | |
| Name of authorized official signing; title | Rodney McCord, Chairman |
| Date | 5/15/17 |
| Signature |  |

PRE-REQUISITES

A. (1) We have a consistent record of maintaining our Qualified Local Government status **and** submitting required reports to DCA, including the current Report of Local Government Finances. (To check status, please visit <http://www.georgiaplanning.com/planners/planreview/default.asp>).

| | | |
|---------------------------|------------|----|
| QLG status: | yes | no |
| Local government reports: | yes | no |

A. (2) We have attained the Minimum Standard for performance as called for in our regional commission's regional comprehensive plan.

| | |
|------------|----|
| yes | no |
|------------|----|

For each of the following indicators, fully explain how your community addresses this indicator; identifying specific examples and resulting local successes. (Each indicator will be scored 1, 3 or 5 points, except indicators j. and t. which may score up to 10 points.) Add exhibits and examples as needed to tell your story.

INDICATOR: GOALS

B. The Goals (or Vision) section of our comprehensive plan is supported by the community and its leadership. How?

The community's vision and goals set forth in the City of Griffin's 2014 Comprehensive Plan were established through a community involvement plan that included groups such as a Steering Committee, Technical Advisory Committee, Community meetings and Public Hearings that were duly advertised in the local newspaper, sent out through email blasts and published as flyers and handouts. These committees were made up of a diverse group of people with varying educational and professional backgrounds in order to obtain an encompassing view of what the citizens of our community would like to see as it relates to setting the vision and goals for our community. Three goals set forth in the 2014 Comprehensive Plan are 1) To create a vibrant live, work, and play community that protects the environment, enhances quality of life, and creates economic prosperity; 2) To expand opportunities for youth development and increase collaboration with faith-based and non-profit organizations; and 3) To ensure safe, quality, long-term affordable housing for all residents.

C. The Goals are both ambitious and achievable for the community. Please give examples of some ambitious yet achievable Goals included in your comprehensive plan.

The City of Griffin believes in setting goals that are both ambitious and achievable. In order to quantify our success, all goals have to be crafted so they are measurable in nature. Our goals are strategic to achieve desired outcomes such as infrastructure improvements, revitalization of downtown, meeting affordable housing needs and celebrating our history and character.

In 2008, the city embarked on repairing the old clay pipes and upgrading water and sewer lines that have been undersized for years through CDBG grants awards. We understood that our infrastructure was in need of severe repair and we needed to address what was underground

before we could tackle the physical structures above ground. With that, we have been fortunate to have received eight (8) consecutive CDBG grant awards to address these much needed water and wastewater infrastructure concerns in various redevelopment areas in the City.

The North Griffin investment has totaled approximately \$5.4M; \$3.5M from CDBG funding. Those investment dollars have helped replace or rehabilitate 7.1 miles of water mains, 2.3 miles of sewer lines, 53 sewer manholes, install 42 new fire hydrants and renew 497 water service lines.

In 2012, the city completed a comprehensive rewrite of the City's Zoning Ordinance. The intent of the rewrite was to modernize the regulations, address current land use trends and promote sustainable development. To further improve our outdated zoning document, the city developed the Unified Development Code (UDC) and consolidated all development regulations and land use elements in a single document. Many of the goals related to land use, housing, community facilities and economic development were accomplished with the development of the UDC.

With an updated UDC, we were able to address housing, particularly infill housing, with the development of our SHROD. The SHROD has afforded us an opportunity to partner with the Housing Authority and construct mixed income communities with an affordable component.

Many of the goals related to land use, housing, community facilities and economic development were accomplished with the help of the UDC. The UDC opens the door for more variation of housing types, such as cottage housing and housing on small lots which often translate into affordable housing. In addition, it allows for mixed use and multi-family development. Further, the new modern zoning regulations assist with design guidelines that urge the desired aesthetics.

D. The Goals steer local decision-making on a continuous basis. Please tell us how and provide specific examples.

Each year the City goes through a budgeting and planning process to outline priorities for the fiscal year. This process includes an annual retreat with the city manager, department heads and directors, city attorney and the City Commissioners. First, the city manager, department heads and the city attorney conduct their own retreat to outline their departments' goals and objectives that continue to move the city forward. Finally, we hold a retreat for the City Commissioners to address their objectives and issues, including a review of those within the Comprehensive Plan.

During this time the City will reference the Short-Term Work Program and more from the comprehensive plan and include these items in the discussion of assignments and tasks to be undertaken. Any projects not addressed in their programmed year will be moved forward and reconsidered the following year. The objectives set forth in the annual retreat encompass the work programs contained within the comprehensive plan. Since 2015, the City also derived its list of projects from the 2015 SPLOST referendum that included transportation and infrastructure improvements and addressing of slum and blight.

E. Consistent progress is being made at achieving the Goals. Please explain, and if possible, include examples of this progress.

The City of Griffin completed a full Comprehensive Plan Update in 2014, which identified 44 projects for consideration in the resulting work program. The report of accomplishments included

within the 2014 Comprehensive Plan update showed that of those 44 projects, 22 (50%) were completed, 12 were underway and the remaining 10 were postponed. The items postponed were due to lack of funding, slow economic growth and a failure to pass the 2012 SPLOST referendum. All 7 items remain within the new work program. Previous editions of the City's work programs show a strong track record of completing tasks.

Major accomplishments include:

- 1.) CDBG Phase V - inception 2014, \$880,000 investment
- 2.) CDBG Phase VI - inception 2015, \$700,000 investment
- 3.) CDBG Phase VII - inception 2016, \$700,000 investment
- 4.) CDBG Phase VIII - inception 2017, \$700,000 investment
- 5.) Wing Wall at Head Creek Restoration - inception 2014, \$275,000 investment
- 6.) Flint River Pump Station Replacement - inception 2013, \$6.08M investment
- 7.) Still Branch Water Treatment Plant (upgrade and expansion) - inception 2014, \$13.9M investment
- 8.) Unified Development Code
- 9.) Adoption of new development regulations (Downtown Overlay, Medical Overlay Districts)
- 10.) Promote tourism and special events
- 11.) Create a brand identity

INDICATOR: LEADERSHIP

F. We have effective planning staff or another suitable arrangement for handling community planning matters. Please tell us about your staff or suitable arrangement, including, if you wish, any degrees or certifications.

The City of Griffin has a very effective planning staff. With two (2) planners, there is a combined experience of 25 plus years. Within our small department, we have a planner, with a Human Services degree, that has worked in the city for more than 20 years, 16 of those years in Planning & Development Services. Our director has a Masters in Urban and Regional Planning. Prior to his employment with the City of Griffin, he worked for a national homebuilder formally known as Ryland Homes, now named CAL Atlantic Homes and a local light commercial and asbestos abatement contractor. Additionally, he has a Level 1A Certification with Georgia Soil and Water Conservation Commission.

The planning staff is responsible for current planning involving processing rezonings, special uses, variances, annexations and maintenance of the City's UDC and Design Guidelines, including text amendments. Planning & Development Services encompasses several departments to include, Archive, Building & Permits, Code Enforcement, Historic Preservation, Main Street, Tax & Licensing and the Welcome Center. Outside of typical planning duties, our planning staff is engaged in many other special projects and activities to service the community. This includes extensive public outreach efforts working with the Citizen Engagement Specialist to provide planning updates via social media as needed and speaking to local groups (Rotary Club, DDA, WKEU - "Good Morning Griffin"). Periodically, we host forums such as CAR Chat, Construction, Alcohol and Thrift Stores, to engage with business owners and allow them to create solutions to issues pertaining to their business and to inform them of code changes and/or new laws that may affect them. Further, planning staff works proactively with citizens, property owners, business owners, elected officials, special interest groups and developers on all planning projects and issues.

G. We have an active planning commission or similar body to steer local planning decisions. Please provide information about your commission or similar body; for instance, number of members, meeting schedule, local affiliations, etc.

The City of Griffin has a 7 member Planning Commission. The Planning Commission is an appointed body by each city commissioner representing their districts. Each member is required to have some interest, background and education related to planning and or development. The Planning Commission meets on the third Monday of each month or more if needed. The Planning Commission is an active board that considers zoning cases and text amendments to the code. The Commission takes input from the community, applicant, developers and city staff and makes recommendations to City Commission after listening to all parties. The Planning Commission consistently uses the Comprehensive Plan as the basis for decisions to either support or deny a proposal.

H. We have a regular local plan effectiveness evaluation process (such as annual planning retreats of elected leadership). Please provide information about the most recent.

The City has regular offsite retreats, workshops and trips for the elected officials where they discuss the vision for the city, issues and opportunities, challenges, service expectations, growth, the organization and operations and any changes that may be needed. We focus on being more efficient to better serve the changing demographics and overall landscape of the city. The city has leadership trips involving the City Commission and other Boards such as the Planning Commission and the Historic Preservation Commission. Additionally Griffin, over the past 18 months, has participated in the Archway Partnership that consists of various community leaders and partners, business owners and key staff. We are consistently seeking best practices to aid in our continuous growth.

I. All local officials (both elected and appointed) involved in local planning processes have recently attended training in how to use the plan effectively. Please list who attended, which trainings and the date(s) attended. These trainings may include those from Carl Vinson Institute of Government, the Community Planning Institute, GMA or ACCG land use or planning classes, and similar courses.

- Georgia Zoning Administrators (GAZA) - (2010 - 2017), Staff attends twice a year - Fall & Spring
- Georgia Planning Association (GPA) - (2010 - 2017), Staff attends twice a year - Fall & Spring
- Georgia Initiative for Community Housing (GICH) (2008-2010), Staff, Commissioner, Realtors, Housing Authority,
- American Planning Association (APA) Conference (April 2014 - Atlanta), Staff
- Georgia Municipal Association (GMA) Conference (yearly conferences) - (2010 - 2017), commissioners, city manager, city attorney
- Commissioners Retreat - (annually) - (2005 - 2017), commissioner, department heads, city manager, city attorney
- Community Planning Institute (2014)
- Georgia Academy Economic Development (GaED) - (2016) staff, staff attorney

J. Provide up to ten of your best recent examples where the plan steered a key local decision, with pertinent plan references (attach additional sheets as needed). Please explain the connection between the comprehensive plan and the decision(s) made.

The city realized that the big items plaguing the city dealt mostly with housing, infrastructure and the image or perception of Griffin. The city has worked tirelessly to overcome these issues and concerns. If we look at the focus and determination outlined in the comprehensive plan and the

positive results since implementation, we see how vital the comprehensive plan has been to the decisions made by the Board of Commissioners.

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|---|--|---|
| 1. Housing Condition Survey – Housing | <ul style="list-style-type: none"> Provide update to the 2007 Housing Condition Survey in conjunction with Housing Authority and Spalding County. | <ul style="list-style-type: none"> Seek to remove slum and blight in the community and outlined in the comp plan. The decision was made to help foster growth and development and eradicate slum and blight to create other opportunities. |
| 2. Homeownership – Housing | <ul style="list-style-type: none"> Partnered with the Housing Authority to provide housing literacy opportunities in preparation of becoming a homebuyer. Twenty (20) residents have completed the program and are actively seeking homeownership. | <ul style="list-style-type: none"> Griffin has 66% rental occupancy. As outlined in the plan, we want to reduce the number of rentals in the community and promote homeownership. Housing Element - pg. 80 comp plan |
| 3. Housing Grants – Housing | <ul style="list-style-type: none"> Partnered with the Housing Authority to seek funding to provide housing opportunities – was awarded the 2016 CHIP award for new construction and rehabilitation. Awarded two (2) \$500K grants from Federal Home Loan Bank to support housing initiatives. | <ul style="list-style-type: none"> The city, in its efforts to promote homeownership, has authorized staff with seeking all available funding resources. |
| 4. Affordable Housing – Housing | <ul style="list-style-type: none"> Partnered with the Housing Authority and private developer Penrose to provide affordable housing opportunities for residents. We are currently constructing Phase 2 of 3 mixed income facilities. Two of which are 55 and older communities. | <ul style="list-style-type: none"> Workforce housing is imperative to the success of our residents. The city, as part of it's strategy, has partnered with the housing authority and Penrose development to address some of the concerns outlined in the comp plan. Land Use – 60, Housing Element - 80 |
| 5. Unified Development Code – Land Use | <ul style="list-style-type: none"> Approved in 2012, the UDC is a rewrite of the zoning ordinance and inclusion of all development related regulations into a singular document. The UDC includes regulations that allow for the development of diversity in housing types. | <ul style="list-style-type: none"> With the vision in mind, the Board of Commissioners understood that the old outdated code would not assist the city in its plans for the new and improved Griffin; therefore, adjustments were made to put Griffin in the best position to address future development. Housing Element - 80 |
| 6. CDBG Phase V, VI, VII, VIII – Water/Wastewater | <ul style="list-style-type: none"> City focused on using other funding resources to help address infrastructure concerns as part of a strategy to improve housing conditions and foster new development in the community. Awarded 8 consecutive awards. CDBG has been critical in our success, specifically with the redevelopment of Meriwether Corridor. | <ul style="list-style-type: none"> Infrastructure is essential to the new path Griffin is headed. We have had old clay pipes that had not been serviced for years. They had begun to fail causing costly repairs. Applying for state funded resources has helped manage a potentially difficult situation. |

INDICATOR: PARTICIPATION

K. Our comprehensive plan was prepared with multiple community input opportunities. Please provide information about these opportunities, including, if available, dates, agendas, other meeting materials.

The community involvement program was adopted to help steer the Comprehensive Plan outreach process. To enhance public participation, the City created a Comprehensive Plan Steering Committee (CPSC). The steering committee was comprised of representatives from the general public, residents, professionals, business and industry leaders, civic leaders, media representatives, special interest groups, City staff and elected officials. The purpose of the committee was to provide feedback, advise the planning team and help shape the overall process. The following public participation tools were used during this process to gain input and feedback:

- City wide kick-off meeting
- CPSC Meetings - open to public (6)
- DCA required public hearings (2)
- Citizen surveys and comment sheets, email blasts, print media and web notifications utilized to reach as many citizens and businesses

L. The community input received during plan preparation influenced the content of the plan. How?

The 2034 Comprehensive Plan is the community's plan. There was community involvement throughout the planning process starting with the kickoff meeting up to and including the final public hearing before City Commission. During the planning process, many assumptions and ideals were adjusted based not only on the analysis of data, but input from the community. For example, affordable housing and economic development were main topics of discussion during most of the meetings. The staff and community identified several areas of interest for redevelopment efforts and potential economic development. The openness of the process and the variety of ways to participate led to a plan that was built on consensus from a diversity of stakeholders and interest. The 2034 Comprehensive Plan was shaped by the community.

M. Our steering committee that guided development of the plan included local leaders and elected officials. Please provide a list of steering committee members and their local affiliations.

The Comprehensive Plan Steering Committee was made up of residents that were essential to the local community such as business owners, city employees (residents), property owners and developers; some of which had previous or current experience on similar committees or boards.

Griffin Steering Committee Member Organization

| | |
|---------------------------|------------------------------------|
| 1. Robert D. Mohl | Griffin-Spalding Airport Authority |
| 2. Chad Jacobs | Spalding County |
| 3. Anthony Dukes | Griffin/Spalding County |
| 4. Doug Krepp | Citizen |
| 5. Amanda Slade | Safehouse Roasters/citizen |
| 6. William P. Wilson, Jr. | Spalding County |
| 7. John Grey | Grey + Grey Associates/citizen |
| 8. Odris Hastings | Citizen |
| 9. Nellie Parson | City of Griffin |
| 10. Shelia Marshall | The Grip/citizen |
| 11. Jessica Gregory | The Grip/citizen |
| 12. Douglas S. Hollberg | Griffin Board of Commissioners |
| 13. Toussaint Kirk | City of Griffin |
| 14. Kenda Woodard | City of Griffin |

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|----------------------------|--|
| 15. Kenny L. Smith | City of Griffin |
| 16. Jewel Walker-Harps | NAACP/citizen |
| 17. Shaheer Beyah | Griffin Board of Commissioners |
| 18. Edna Aikens | GSCS |
| 19. Chief Frank Strickland | Griffin Police Department |
| 20. Jerry McKneely | Citizen |
| 21. Beatrice Cunningham | University of Georgia/Griffin Campus |
| 22. Dick Morrow | Griffin Board of Commissioners |
| 23. Brant D. Keller, Phd | City of Griffin |
| 24. Carmen Caldwell | Life Fulfilled Coaching & Consulting/citizen |
| 25. Cora Flowers | Griffin Board of Commissioners |
| 26. Gwen Flowers-Taylor | Spalding County Board of Commissioners |
| 27. Ryan McLemore | Griffin Board of Commissioners |
| 28. Cynthia Ward | Griffin Board of Commissioners |

N. We have an active, ongoing, outreach process for soliciting input on planning matters from a broad spectrum of the community, including non-traditional populations, and the resulting input is listened to by community leaders. Describe this process. How do you engage the stakeholders? Have partnerships been developed because of the planning process? This outreach process includes activities such as:

In order to have the broadest outreach, the City's outreach process for planning matters involves the use of many different means of communication including community meetings, social media outlets (Facebook, Twitter, Instagram), info boards (displays) throughout the city, email blasts for notifications of upcoming events and planning staff speaking and appearing at local events or speaking on the local radio show "*Good Morning Griffin*".

For zoning cases, the property is posted, the request is advertised in the local paper. Depending on the zoning case, notices are mailed to adjoining property owners of the subject property. However, when the community provides input on zoning cases, staff will include this input along with other pertinent information for the case for the Planning Commission and City Commissioners to consider.

Over the past 18 months, we have been conducting community forums to address questions, concerns and solicit input from the community on the best method to address issues identified throughout the community. It has been well received and has served as our opportunity to assist the community rather than provide a directive.

For public outreach during the Comprehensive Plan Update, the City of Griffin provide the following information opportunities:

Media Kit (Press Package) - A packet of information was provided to the press containing all of the information/facts to write an article (or a series of several articles) on the Comprehensive Plan. A media kit was submitted to the Griffin Daily News and the Grip that included the Purpose of the Comprehensive Plan, SWOT analysis, top priorities, goals and policies, and Comprehensive Plan Schedule. The informational packet included the following: visioning survey, Revised SWOT Analysis, Character Areas, and Goals and Policies.

City of Griffin Website - The draft Comprehensive Plan update was posted on the City of Griffin Website to allow citizens to review the Plan at their leisure. The City gained valuable input about the Plan from citizens due to its availability online.

Email Blasts - Email blasts were sent to various citizens, business owners, and organizations to inform the public about upcoming meetings and public hearings. The email blasts encouraged citizens to spread the word about the comprehensive planning process and review the draft Comprehensive Plan.

O. We have active advocates for plan implementation (such as activist citizens, organizations or neighborhood groups) that are listened to by community leaders. These groups include:

There are many groups who actively advocate for a wide variety of plan goals. Many of our partners keep in contact with staff and help address concerns throughout the community. We have strong relationships with the following area groups, organizations and individuals:

Griffin Housing Authority - mission is to provide superior housing of choice to low income families and other families needing quality housing within Spalding County. We commit to enhance the quality of life by assisting families toward achieving and transitioning to greater educational and economic or life-style independent positions.

Spalding Collaborative - The primary function of the Spalding Collaborative is to bolster Partner Engagement by Connecting partners and community organizations, Sharing data and other information, Enhancing communication, Building capacity, Responding to community needs and Linking people with community resources.

Griffin Spalding Land Bank - seeks to create vibrant communities through the elimination of blighted properties, creation of affordable housing opportunities and enhancing economic activities in a manner consistent with local government plans and priorities. Is a critical partner in neighborhood redevelopment facilitating the rehabilitation of numerous properties and expanding the availability of affordable housing options in the community.

Square Foot Ministry - Affordable Housing and Community Programs serving the community and individuals either directly through home ownership or through other Non-Profits organizing. The Youth Program (IMPACT) introduces youth to the concept and responsibility of community service.



Planning Commission - comprised of community leaders and former local government officials.

Historic Preservation Commission - community and business leaders who support the preservation of the City's Historic District and historic resources and includes professionals in architecture, design and construction.

Griffin Historical Society - mission is to preserve and share the history of Griffin and Spalding County and promote the preservation and use of their historic places.

INDICATOR: IMPLEMENTATION

P. The Work Program section of our comprehensive plan consists primarily of specific action items that make it clear exactly what we intend to do to implement the plan. Please give examples of measureable action items included in your work program(s).

The Work Program identifies capital and operational projects to carry out the Comprehensive Plan. Projects listed in the Work Program include rehab of inadequate water and sewer infrastructure with CDBG funds; construction of a new fire station; replace scale house at Landfill; install automatic license plate readers in police vehicles; and implement recommendations by the University of West Georgia regarding our history museum. These are specific goals that are spelled out to be implemented. Also, resurfacing and new pavement is another specific action item.

Q. Our Work Program action items clearly address local needs or goals identified in the plan. These local needs or goals are aligned with work program activities. For example:

In the transportation section, our action items address local needs that are related to design, such as streetscape and corridor standards that address goals related to walkability and mobility. Many of the economic development-related action items, such as the design and character of the community, relate directly to the goals of sustaining a unique community identity and creating a wide range of economic development opportunities.

R. We have a good track record of accomplishing most of the action items included in past plan Work Programs. Our Report of Accomplishments very specifically shows our level of accomplishment, such as:

We have a good track record of completing items on the works plans, such as

- Unified Development Code - completed 2012
- Downtown Overlay Ordinance
- CDBG Phase V (infrastructure) - 2014
- CDBG Phase VI (infrastructure) - 2015
- CDBG Phase VIII (infrastructure) - 2016
- Wing Wall restoration at Head Creek - 2014
- Flint River Pump Station Replacement - 2014
- Upgrade and expansion Still Branch Water Treatment Plant - 2014
- Create a brand identity - 2014
- Traffic Signal and Intersection Improvements Program - 2016
- Strategic Economic Development Plan - 2015

- Rehabilitating Downtown Historic Buildings - ongoing
- Conduct housing condition survey - projected completion June 2017
- Pursue opportunities for homeownership - ongoing
- Pursue/Construct affordable housing opportunities - 2016, 2017

S. Our local capital budget is consistent with, and is designed to implement, the comprehensive plan. Please explain the connections between your budget and your work program.

The City is dedicated to applying the necessary capital in order to facilitate plan implementation. It is strategic for achieving the City's goals, objectives and vision for a better Griffin. Specific examples of recent expenditures include budgeting funds to conduct an updated housing condition survey, to provide matching funds for CDBG and transportation projects and upgrades to our water/waste water system. Additionally, the housing survey is being conducted with our partners, the Griffin Housing Authority and Spalding County. This effort will continue to guide us in our efforts to eliminate slum and blight in the area.

T. Provide up to ten of your best recent examples of important projects carried out as a result of the plan, with the specific plan references (attach additional sheets as needed). Please explain how these activities were a result of the plan or the planning process. Consider including photographs, newspaper articles or other exhibits to elaborate on these projects.

All items listed below are a part of the comprehensive plan work program. Housing is critical to Griffin, since it is an old mill town and most of the available housing is in need of repair. We have attached articles and flyers to demonstrate the commitment to the plan.

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|---------------------------------------|--|
| 1. Housing Condition Survey – Housing | <ul style="list-style-type: none"> ▪ Provide update to the 2007 Housing Condition Survey in conjunction with Housing Authority and Spalding County. ▪ Original completion was set for 2015, but a few setbacks pushed the completion date to July 2017. ▪ Cost \$35,000 |
| 2. Homeownership – Housing | <ul style="list-style-type: none"> ▪ Partnered with the Housing Authority to provide housing literacy opportunities in preparation of becoming a homebuyer. Twenty (20) resident have completed the program and are actively seeking homeownership. ▪ As part of our mission, we have sought to collaborative on project, so not to duplicate services; therefore the partnership with the Housing Authority is critical to our success – housing goals and strategies of comp plan. |
| 3. Housing Grants – Housing | <ul style="list-style-type: none"> ▪ Partnered with the Housing Authority to seek funding to provide housing opportunities – was awarded the 2016 CHIP award for new construction and rehabilitation. Total Investment - \$600,000 ▪ Two (2) \$500K AHP Grants from Federal Home Loan Bank. ▪ Always seeking alternative funding sources to accomplish comp plan related goals and objectives. |
| 4. Affordable Housing – Housing | <ul style="list-style-type: none"> ▪ Partnered with the Housing Authority and Penrose Developers to provide affordable housing opportunities for residents. We are currently constructing Phase 2 of 3 mixed income facilities. Two of which are 55 and older communities. |

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| | <ul style="list-style-type: none"> ▪ This development acted as a catalyst to address an area of concern as outline in our housing goals and strategies section of the comp plan. ▪ Total Investment - \$62M |
| 5. Unified Development Code – Land Use | <ul style="list-style-type: none"> ▪ Consolidated the zoning and development regulations in to one document. Modernized development standards and defined what facilities were allowed in each district. Provided cut-sheet or examples (visuals) for better understanding. ▪ Accomplished as part of our work program to promote new home construction/rehab and other investment into the city. ▪ Cost \$35,000 |
| 6. CDBG Phase V, VI, VII, VIII – Water/Wastewater | <ul style="list-style-type: none"> ▪ City focused on using other funding resources to help address infrastructure concerns as part of a strategy to improve housing condition and foster new development in the community. ▪ Awarded 8 consecutive awards. CDBG has been critical in our success, specifically with the redevelopment of Meriwether Corridor. ▪ Grant award - \$500,000 plus local match |
| 7. Promote Tourism - Economic Development | <ul style="list-style-type: none"> ▪ As part of our work program and increase in tourism activity, Spalding County and the City of Griffin both boards approved to embarked on a collaboration to help promote area attractions. ▪ We formed a Destination Marketing Organization (DMO) and we are actively seeking opportunities to attract tourist. |
| 8. Infill Housing Standards - Natural & cultural Resources | <ul style="list-style-type: none"> ▪ Provide guidelines to accommodate small lot development and limit the mac mansions. |

Please attach additional sheets as needed to tell your story. Application should not exceed 20 pages. Application may be electronically transmitted or printed, scanned and emailed to adriane.wood@dca.ga.gov. For more information, contact Adriane Wood.

CITY OF GRIFFIN DEMO DAYS

NEED HELP REMOVING YOUR BLIGHTED PROPERTY?

The City of Griffin is working to improve our community and neighborhoods. Partner with us by participating in DEMO days.

In this collaborative effort, the City of Griffin will provide FREE dump fees on a first-come first-served basis.

Eligibility requirements:

- 1) Obtain a demolition permit from the City of Griffin (\$50)
- 2) Must provide an asbestos report/letter at the time of permitting
- 3) Structure must be removed within ten (10) days of permitting AND disconnection of all utilities
- 4) Property must be within the City of Griffin
- 5) Offer applies to residential structures only

REGISTRATION BEGINS MAY 1, 2017 **Griffin**

Griffin+Spalding

2017 invest G+S

Real Estate & Development Forum

February 28, 2017
9am - 12pm

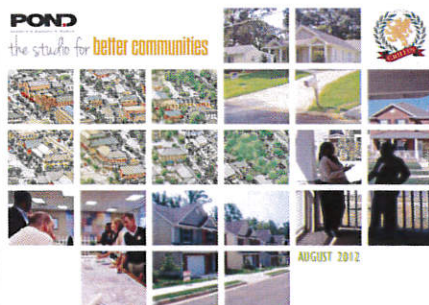
Griffin Welcome Center
143 North Hill Street Griffin, GA

invest G+S
Griffin+Spalding
February 28, 2017
Real Estate & Development Forum

Register for free at cityofgriffin.com

Consolidated Housing & Community Development Plan

CITY OF GRIFFIN, GEORGIA



CITY OF GRIFFIN HOUSING CONDITIONS SURVEY

APD Solutions will be conducting a housing condition survey for the City of Griffin in conjunction with the Griffin Housing Authority and Spalding County. These individuals can be identified by badges and City of Griffin Contractor signs affixed to their vehicles. The survey will begin in May 2017.

Griffin Spalding

www.cityofgriffin.com

Groundbreaking held at former Meriwether Homes site

BY RAY LIGHTNER
RAY@GRIFFINNEWS.COM

The redevelopment at the former Meriwether Homes site will be called Park Pointe.

At the groundbreaking ceremony Tuesday morning, Griffin Housing Authority Chief Executive Officer Bob Dull said the first phase will be named the Oaks at Park Pointe and the second phase, the senior high-rise, will be called Iris at Park Pointe. Dull said the new name "shows the linkage to a new identity. City Park and the city golf course, just down the street."



Griffin Housing Authority broke ground Tuesday on the Oaks at Park Pointe on the site of the former Meriwether Homes, with local officials and partners, including Penrose donating the hardhats and digging in.

SEE SITE PAGE A3

1 of 2 12/10/14

Griffin Housing Authority, City
of Griffin & Penrose Properties

MEDIA RELEASE

For Immediate Release: January 15, 2014
Contact: Robert Dull, Griffin Housing Authority: 770-227-7657, grif_ha@bellsouth.net

DCA awards Low-Income Housing Tax Credits to Meriwether Homes Redevelopment

The project is expected to create more than 100 construction jobs and 84 affordable housing units in its first phase

GRiffin - Georgia Department of Community Affairs (DCA) Office of Housing Finance Director, Denise Taylor announced the award of Low-Income Housing Tax Credits to fund the Meriwether Redevelopment, an affordable housing development in Griffin, GA. These Tax Credits are expected to generate over \$12 million in equity for the development. The tax credits, which are distributed by DCA, will aid in creating 84 units of affordable rental housing in its first phase, and spearhead economic development and revitalization in the area. It is expected that this project will create approximately 100 construction jobs.

The Griffin Housing Authority (GHA) has teamed up with Penrose Properties, LLC (Penrose) to redevelop an existing public housing development known as Meriwether Homes in the City of Griffin, GA to revitalize this Griffin neighborhood near downtown. Harvey Pilkenton, GHA Board Chairperson, noted "This will be a new generation of affordable housing replacing the City's oldest public housing project. We are replacing the deteriorated brick warehouses of the poor with stylish and spacious new apartments."

Penrose, in conjunction with GHA and the City of Griffin, will begin the redevelopment by demolishing the existing 120 units of family housing which were built in 1952 and are functionally obsolete in the market. The U.S. Department of Housing and Urban Development (HUD) has approved the demolition of the site. Relocation of current residents of the Meriwether Homes site has gone smoothly, with all but five families located off site so far. Once the Phase I development is complete, 84 affordable housing units will be available to the community.

This master-planned, multi-phased redevelopment will provide for the redevelopment of the neighborhood with new infrastructure, streetscapes, and new energy-efficient apartments. Robert Dull, Executive Director of GHA, stated that, "The first phase will

-more-
Griffin Housing Authority, City
of Griffin & Penrose Properties

MEDIA RELEASE

About Penrose

With more than 30 years of experience, Penrose combines quality development and proven management to deliver exceptional lifestyle-centered communities for its residents. With the superior knowledge and unparalleled dedication to get the job done right, Penrose develops and operates both conventional and affordable communities throughout Pennsylvania, New York, New Jersey, Connecticut, Ohio, Maryland, Alabama, Tennessee and Washington, D.C., and continues its successful track record of development in the Mid-Atlantic region and beyond. For more information, visit www.penrose.com.

2 of 2

SITE

FROM THE FRONT PAGE

The first phase includes a \$15 million investment for 84 family rental units (family townhomes) in 14 buildings over a 1-year period. There will be 48 two-bedroom units and 36 three-bedroom units.

The second phase, at another \$20 million investment is a 100-unit senior apartment complex, will begin when the first phase is complete. Iris at Park Pointe, Dull said, ties into the Griffin being the Iris city.

Iris would also be utilized as a name for one of the interior streets, with the other renamed from Sunshine Drive, Dull said. "This is not the last thing, fast watch us, we're on a roll now."

The new development replaces the 120 units of family housing built 63 years ago as a whites-only community, Dull said.

"It has evolved as the city of Griffin has," he said, "serving 1,800 families both black and white." Meriwether Homes has served 6,615 residents of the City of Griffin, Dull

said, "including 4,712 children who called Meriwether Homes home during that time. It provided a safe, affordable place for them to live."

Eula Redding, a 30-year resident of Meriwether Homes, said when she saw the first buildings coming down it broke her heart. "Having lived on site for 30 years, I thought I'd be here until I was carried out," Redding said.

"Yes, my heart is breaking, but we're not getting rid of Meriwether Homes, we're building affordable housing," she said, adding, "Life is about moving forward. This is a real day for the city — a day of what can be."

As a member of the Griffin Housing Authority Board of Commissioners, Redding said, "This is not the last thing, fast watch us, we're on a roll now."

Griffin Mayor Ryan McLemore said "It was an exciting day and an exciting project, the culmination of a five-year effort to systematically improve housing."

McLemore said the city has provided demolition and recycling as well as repaving streets and sidewalks in the area around the site. He said the city

has made the demolition of substandard housing a priority.

McLemore congratulated the Griffin Housing Authority for their commitment to the project and Dull for making this happen. City Commissioner Joanne Todd said the change came when Dull came, calling him "a man with vision."

Todd said the development and efforts in the area are "making this gateway into Griffin beautiful."

City Commissioner Cynthia Ward, who serves as the commission's liaison to the Housing Authority said she was grateful to everyone involved in the project, which would "breathe life not only into this community, but the entire county."

Jim Ogletree from United Bank, one of the partners in the project, said he was "very impressed with the gorgeous development that would be making this gateway into Griffin that much better."

Ogletree noted the city is "challenged in rental housing stock," and the development is one of the areas that would make a difference. He thanked Dull and the Housing Authority for taking this

big step, and appreciated the opportunity for United Bank to be involved."

Make Straub, development officer at Penrose Properties, the developer of the project, thanked Dull, the City of Griffin, the federal Department of Housing and Urban Development, the state Department of Community Affairs, the Federal Home Loan Bank and all of the partners involved.

Dull said noted the economic impact of the development, noting in Atlanta, they get \$40 to \$50 million with a population of about a million people. Griffin has a population of 23,000 and is getting \$16 million for the first phase. "The cost per citizen is pretty phenomenal," Dull said.

The development also includes a new 2,300-square-foot community and leasing center, including a community meeting area with a kitchen, a computer room, as well as the leasing office and maintenance areas. The apartments will have brick and cementitious siding exteriors with many amenities and features including energy efficient appliances, bathrooms, and heating and air systems.

2 of 2

12/10/14

Griffin Housing Authority, City
of Griffin & Penrose Properties

MEDIA RELEASE

cost roughly \$14 million in public/private funding, and the overall project could involve upwards of 200 units and provide \$30 million in construction and development to the local economy."

City Manager Kenny Smith added that, "Over the past several years, we've worked to address blight and substandard properties in the area. In the past six months alone, we've permitted approximately sixty-one demolitions. Now that the demolitions are making an impact, private investment is the next major step. We're excited about what this means for the area. This means outside money coming into the city, new jobs, and better housing."

The development will be structured as townhomes and flats and will include a management/leasing office, maintenance office, a computer room and community space with a picnic area. The development will be built with energy efficiency in mind and will seek certification for both EarthCraft Communities and EarthCraft House New Construction. The units will include Energy Star appliances, washer and dryer, in-unit alarm, storage areas and a patio area.

Mark Straub, Senior Development Officer of Penrose noted, "The community will realize an extreme makeover. The public housing will be gone, but some of the apartments will still be supported at below market-prices by federal subsidy to provide a step-up for working families. Block after block of beautiful, new livable and safe homes for working families will be created. This redevelopment will change the face of the neighborhood."

This development is in line with the City of Griffin's newly adopted comprehensive 20-year plan. As stated in the plan, "Redevelopment is one of the most effective ways to breathe new life into deteriorated areas plagued by social, physical environmental or economic conditions that act as a barrier to new investment by private enterprise."

Additionally, "The City envisions a plan to spur economic growth, creating new housing and improving the quality of life and general welfare of the people who live and work in and around the redevelopment areas." One of their top priorities is "to ensure safe, long-term affordable housing for all residents." The plan's vision statement sees Griffin as "A thriving community that is safe, educated, well-planned, promotes strong economic development, and supports equal opportunities for all."

-more-

celebrates
its
new
event

FRIDAY

Adrian T. O'Neil
follow-up story
SPORTS, A5

The FIN DAILY NEWS

FOR OUR READERS

VOL. 143, NO. 116 \$15.50 DAILY / \$2 SUNDAYS

lence effort gathers support

most of the group's second meeting Tuesday at the Griffin Housing Authority (GHA) was to discuss the group's efforts to help the community. The group is made up of community leaders and residents who are working to improve the community. The group is also working to help the community in other ways, such as by providing food and clothing to those in need.

Griffin Police Chief Michael Vais said the group is a "positive force" in the community. He said the group is doing a great job of helping the community and is a "great asset" to the city. He said the group is also working to help the community in other ways, such as by providing food and clothing to those in need.



Griffin Housing Authority (GHA) staff and community members gathered for a meeting at the Griffin Housing Authority. The group is working to improve the community and is a "great asset" to the city.

Oaks at Park Pointe wins award

The Oaks at Park Pointe, a public housing project for low-income families in Griffin, was named winner of the 2015 Annual Charles L. Edson Tax Credit Excellence Award (Public Housing category) June 11 at the National Housing Conference in Washington, D.C.

The Oaks at Park Pointe wins raves

Griffin Housing Authority (GHA) staff and community members gathered for a meeting at the Griffin Housing Authority. The group is working to improve the community and is a "great asset" to the city.

GRAND OPENING

Griffin Housing Authority (GHA) staff and community members gathered for a meeting at the Griffin Housing Authority. The group is working to improve the community and is a "great asset" to the city.

AWARD

FROM THE FRONT PAGE

across the country — since it was signed into law by President Ronald Reagan.

The Oaks at Park Pointe is helping to transform the Park District into a thriving neighborhood that offers residents access to important services and economic opportunities, thanks to the redevelopment effort by the city of Griffin, the Griffin Housing Authority and more than 40 businesses and organizations to address significant challenges to the city's communities with an abundance of blighted properties and poor housing, very limited community support programs, economic deficiencies, low-quality educational programs, outdated infrastructure, limited transportation and inadequate recreation facilities.

"Redeveloping the dilapidated Meriwether Homes to create The Oaks at Park Pointe was a crucial part of a larger plan to give low-income families in Griffin the support they need to improve their own lives, helping them to get and keep jobs, do well in school and stay healthy," said Mark E. Dambly, president of Penrose Properties, LLC. "We're proud that this collaborative effort was recognized with an Edson Award as one of the most outstanding Housing Credit developments in the country."

The Edson Awards recognize the Housing

ing for affordable housing. The Housing Credit must be expanded to make more developments like The Oaks at Park Pointe possible.

The Oaks at Park Pointe redevelopment is part of a multi-year collaborative effort by the city of Griffin, the Griffin Housing Authority and more than 40 businesses and organizations to address significant challenges to the city's communities with an abundance of blighted properties and poor housing, very limited community support programs, economic deficiencies, low-quality educational programs, outdated infrastructure, limited transportation and inadequate recreation facilities.

The area was in desperate need of affordable housing options, and the redevelopment received the first multi-family building permit issued by the city in 15 years. To support overall neighborhood growth, it was completed with investments to increase neighborhood sustainability and increase access to high-quality services, retail and job opportunities within the Park District.

Residents have access to a complete package of support programs and services that include self-sufficiency through the Griffin Housing Authority and the Spalding Collaborative, job training, day care, after school programs and recreational activities, health care services and access to an Educational Pro-

gram. The Oaks at Park Pointe is separated into 14 buildings with 84 family rental units that provide a true community feel. The design is focused on connecting the site to the surrounding neighborhood and includes many green spaces, a covered picnic area and a gazebo that serves as the entrance point from nearby Mer-

weather Street. Sustainable features like Energy Star appliances and lighting, low-flow plumbing fixtures and higher efficiency HVAC equipment provide valuable savings on utility costs to residents and help conserve natural resources. The \$15.2 million redevelopment was made possible by the collaborative efforts of the Georgia Department of Community Affairs (DCA), HUD, Congresswoman Westmoreland, the University of Georgia, the City of Griffin, Federal Home Loan Bank, project investors RBC and United Bank and many community members and organizations. Penrose Properties and the Tapestry Development Group assisted with development and the architect was Kitchen & Associates Architects.

A panel of four judges selected seven first place winners and eleven honorable mentions for this year's awards program. The Edson Awards, given annually by the Affordable Housing Tax Credit Coalition, are named for Charles L. Edson, an affordable housing luminary who was Transition Director for the U.S. Department of Housing and Urban Development (HUD) on President Carter's Transition Staff. Mr. Edson served in the Office of the General Counsel at HUD and was for nearly 40 years Co-Editor-in-Chief of Housing and Development Reporter. He is a founding partner of the law firm Lane and Edson, and was later a partner of Nixon Peabody LLP.

ity Initiative (EPI). The EPI includes the Backpack Food for the Kids Program, Griffin Spalding Mentoring Program, after school tutoring programs, the CHARMs after school program, adult literacy classes, Healthy Life Community Garden, and UGA Scholarships for Young Scholars & Kids Programs through the Jule University.

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TOWEL SALE

This Saturday, June 11, 2016!
7:00 AM - 12:00 PM

WHERE: 1888 Mills Old Griffin Plant (Front Building)
1551 Southern Drive, Griffin

WHAT: GREAT DEALS! Items to be sold are b-grade, discontinued, obsolete, irregular, and some first quality goods marked as samples.

Low Prices Professional Service

CALL BART OR COREY

Since 1988

Tire & Automotive, Inc.

OPENING

FROM THE FRONT PAGE

housing," he said, noting "the transformation to something diverse, with 86 family units in the first phase. Phase II is the senior building, to meet the greatest need we will have in the future, older folks with limited income."

Dull said The Oaks at Park Place is part of a rebranding effort for the entire neighborhood,

when it partners with somebody who knows what they are doing." The project he said, "is something people can be proud to tell them where they live."

He praised the work from state and federal agencies for help with funding.

"You'd be surprised who is in support of this type of effort and who's opposed to it," Westmoreland said. "This is the only way to change the stigma of public housing."

The only thing wrong with public housing is not trying to do better. Like Mr. Dull says, when something looks good, it makes the residents feel good."

The 84 housing units, 14 buildings, 48 two-bedroom and 36 three-bedroom, were built as Earth Craft efficient, with energy-efficient appliances including washer, dryer, dishwasher, refrigerator and stoves. It includes a 2,300-square-foot community and leasing center.

BUSINESS view magazine

APRIL/MAY 2017

Consumer confidence SOARS

and with it so do high-end retail sales

BENTLEY

ROLEX

HOUSING COUNCIL MEETING

This meeting will serve to inform individuals & organizations on what is happening with housing in Griffin.

The meeting will allow continued dialogue with others, help to eliminate duplication of services, possibly create partnerships to help strengthen grants and other funding opportunities, and to instill pride in the community.

Thursday, August 25 - Two Sessions
10a - Griffin Welcome Center 143 N. Hill Street
6p - City Hall Court Room 100 S. Hill Street

Griffin Housing COUNCIL

The focus of the Council is to Build Strong, Cohesive Neighborhoods & Communities and to Promote Choice & Affordability in Housing Options.

For immediate release: May 3, 2017

Griffin, Georgia Featured Across North America in Business View Magazine

The April/May issue of Business View Magazine is spotlighting the city of Griffin, Georgia to over 400,000 subscribers throughout North America and beyond. The ten-page, full-colour feature titled "*Griffin, Georgia: Growing Together*" is part of the magazine's *City View* section that profiles best practices of 'Communities on the Grow' across Canada and the US.

In the article, Griffin City Manager Kenny Smith, Planning & Development Director Toussaint Kirk, and Griffin Housing Authority Executive Director Bob Dull share the collective sense of pride, accomplishment and excitement for the future of this growing community.

"We've got a lot going on," says Smith, "like building a new airport. We have a very old municipal airport with a 3700-ft. runway, and the city is built up around it. We're going to the outskirts of town and building a business-jet-friendly airport with a 5,000-ft runway. The FAA, Georgia Dept. of Transportation, the City of Griffin, and Spalding County are all paying for it."

Infrastructure, sustainability and housing development are all covered, along with downtown revitalization. "The Livable Centers Initiative is helping Griffin beautify its downtown core. "At one point, it was kind of desolate," Toussaint explains, "but now we have several lofts fully occupied and many eateries – people are walking downtown and there is a lot of activity. We're looking at options to accommodate residents that want to move to the core. The LCI grant will help it thrive – it's a \$9 million investment."

This type of story intrigues Business View readers across North America – many of them city planners and managers facing similar challenges with infrastructure and growing populations, and looking for creative solutions from other municipalities in the same boat.

The article "Griffin, Georgia: Growing Together" can be found at:

Digital Magazine: <https://www.businessviewmagazine.com/digital-magazines/apr-2017/#72-73>

Website: <https://www.businessviewmagazine.com/griffin-georgia-growing-together/>

About Business View

Business View Publishing produces two exclusive B2B magazines – Business View North America and Business View Caribbean –in digital format each month.

With corporate offices in southwest Florida and Toronto, Business View Magazine is North America's best source of news for executives, entrepreneurs, small business owners, franchisees, and anyone interested in current industry trends and best practices. Every issue of this informative digital platform covers the latest developments in manufacturing, construction, infrastructure, supply chain and logistics, health care, food and beverage, and energy.

The public sector also receives in-depth coverage; reporting on the latest advances in municipal public works, green initiatives, and college sustainability programs. It's another reason that over 400,000 subscribers check out our reliable, well researched and engaging content.



Planning & Development Services

Planning & Zoning | 100 S. Hill Street - P.O. Box T | Griffin, GA 30224

P 770.233.4130 F 770.233.2915 W www.cityofgriffin.com

May 12, 2017

Georgia Department of Community Affairs
PlanFirst Program
60 Executive Park South, N.E.
Atlanta, GA 30329 – 223

Dear Commissioner Knowles:

In the City of Griffin, we advocate for not only good planning, but planning that inspires. The City of Griffin takes practicing good stewardship of resources and providing quality customer services to all residents, property owners and stakeholders very seriously. We are strategic in our decisions that impact the future growth and stability of the City.

The City recognizes the importance of planning for the future and the role that good planning plays in maintaining the trust of its citizens. Investment in infrastructure is closely aligned with the Short Term Work Program which makes the community vision a reality. The City values the purpose and the role that the Comprehensive Plan plays in preparing the City for the future. Our commitment to implement the Comprehensive Plan is evident with the approval of the Unified Development Code and Design guidelines that guide decisions on making the vision a reality.

Therefore, I support the City's application for designation as a PlanFirst Community by the Department of Community Affairs.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rodney McCord", written over a horizontal line.

Rodney McCord
Mayor
City of Griffin

Growing, **TOGETHER**

Board Of Commissioners: Rodney McCord, Chairman • Dick Morrow • Cora Flowers • Doug Hollberg • Ryan McLemore • Cynthia Ward • David Br



Planning & Development Services

Planning & Zoning | 100 S. Hill Street - P.O. Box T | Griffin, GA 30224

P 770.233.4130 F 770.233.2915 W www.cityofgriffin.com

May 12, 2017

Georgia Department of Community Affairs
PlanFirst Program
60 Executive Park South, N.E.
Atlanta, GA 30329 – 223

Dear Commissioner Knowles:

I am writing this letter in support of the City of Griffin's application for designation as a PlanFirst Community by the Georgia Department of Community Affairs. Griffin is very proud of the Comprehensive Plan, our accomplishments and the vision set forth within. We continue to see the benefits of the Plan and the action items listed in the Short Term Work Program.

Griffin's Comprehensive Plan envisions a well - designed community, protection of city resources, providing quality services and celebrating our history, culture, heritage, and character. The City strives to make the vision of the plan a reality through strategic implementation. As a result, the City, with the help of its partners has become an attractive place for residents, businesses, and visitors. We hope to continue this influx with the help of our citizens and community as a whole.

I want to thank you in advance for your consideration of the City's PlanFirst application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kenny Smith".

Kenny Smith
City Manager
City of Griffin

Growing, **TOGETHER**

Board Of Commissioners: Rodney McCord, Chairman • Dick Morrow • Cora Flowers • Doug Hollberg • Ryan McLemore • Cynthia Ward • David Br



Housing Authority of the City of Griffin, Georgia

518 Nine Oaks Drive
Griffin, Georgia 30224
Office 770-227-7657 FAX (770) 227-7745
www.griffinhousingauthority.com

Robert N. Dull
Chief Executive Officer

Board of Commissioners

Harvey Pilkenton
Chairperson

Eula M. Redding
Vice-Chairperson

Lee Hancock

Shirley Caldwell

Jean Miller

Gloria Pine

GHA Service Creed

GHA shall endeavor to provide affordable, safe and well maintained housing to low income "working" and "in need" families, as well as the elderly and disabled within the City of Griffin and surrounding Spalding County.

GHA recognizes the challenges its residents face when attempting to break the cycle of poverty, bondage of governmental assistance and burden of low self esteem.

GHA is committed to assisting those residents who are ready, willing and able to achieve economic, behavioral and physical self-reliance.

GHA shall support and assist its resident's in accessing personal development programs provided through its local service partners, governmental service agencies, universities and trade schools.

GHA's success shall be measured by both the quality of the housing it provides, and its encouragement and support of its residents who are progressing towards and ultimately achieving self reliance and a "higher quality of life"

May 12, 2017

Georgia Department of Community Affairs
PlanFirst Application
60 Executive Park South, N.E.
Atlanta, GA 30329 – 223

To Whom It May Concern:

I am writing this letter in support of the City's application for designation as a PlanFirst Community by the Georgia Department of Community Affairs. I am a citizen of Griffin and an active participant in the community. I serve as the Executive Director for the Griffin Housing Authority. The Housing Authority and the City of Griffin, through public - private partnerships help guide the transformation of Griffin to an economic viable and recognizable community. As addressed in the Comprehensive Plan, affordable housing is critical to economic growth and prosperity of the community. This joint effort has caused a domino effect in the city and has help spur economic development activities.

Partnering with the city has afforded the Housing Authority the opportunity to accomplish many tasks that have furthered our mission in creating housing opportunities for families. As the Housing Authority prepares for its transition to more of a redevelopment agency, we hope to continue to be on the forefront of Griffins evolution.

Working with the City, I have personally seen the City's continuous support for quality planning and forethought about its future. It is standard practice for all citizens to be encouraged to participate in the planning process to insure that citizen input is incorporated in these efforts and that elected officials and decision makers can make sound strategic decisions.

Thank you for your consideration of the City of Griffin as a PlanFirst Community.

Please contact me if you have any questions.

A handwritten signature in blue ink, appearing to read 'Bob Dull', is written over the typed name.

Bob Dull
Executive Director
Griffin Housing Authority